



Borough of Keansburg
Planning Board of Adjustment
29 Church Street, Keansburg, NJ 07734

AGENDA

MONDAY, APRIL 14TH, 2025

TIME: 5:30 PM – WORKSHOP

TIME: 6:00 PM – MEETING

- Salute to the Flag

Adequate notice has been given of this meeting by notification of the Asbury Park Press, Star Ledger, and placed on the bulletin board in the Municipal Building of the Borough of Keansburg.

- Roll Call:

Mr. Sean Tonne _____	Mr. Michael Donaldson _____	Ms. Eileen Enright _____
Ms. Catherine Ryan _____	Mr. John Donohue _____	Mr. Daniel Shields _____
Mr. Raymond Preston _____	Mr. Michael Mankowski _____	Mr. Dominick Grasso _____
Alternates:	Mr. Michael Flynn _____	Ms. Jennifer Perkel _____
Mr. Yuro – Board Engineer	Mr. Kennedy – Board Attorney	Ms. Burgess – Zoning Officer

Applications:

- **2024-19 33 CENTER AVE, BLOCK: 21 LOT:38/ Real Opps KB, INC-** Bulk Variance to construct a new single-family dwelling.
- **2025-07 19/27 HIGHLAND AVE, BLOCK: 8 LOT: 14 & 15- 19 Highland Realty, LLC & 75 Rainey, LLC-** Preliminary/Final Major Site Plan, Use Variance and Bulk Variance to develop an at-grade standalone parking lot to provide 30 off-street parking spaces.
- **2025-08 60 CENTER AVE, BLOCK:49 LOT:20/ Ely Velez-**Bulk Variance to elevate the existing structure and add a second-story addition with an elevated front deck.
- **2025-09 23 PARK AVE, BLOCK:115 LOT:11/ Jason Corley-** Bulk Variance to install a 4' and 6' fence around corner lot property.
- **2025-06 288 BEACHWAY, BLOCK: 10, LOT: 1,8, &9/ Beachway Enterprises, LLC-** Preliminary & Final Major Site Plan approval and deviations/ variances to construct a 4-Story multi-family residential building.
- **2025-10 44 LINCOLN COURT, BLOCK: 94 LOT: 34/ Hani Samaan-** Bulk variance to convert dining room and pantry to a third bedroom & bathroom.
- **2025-11 88 TWILIGHT AVE BLOCK: 121 LOT: 11/ Paul Kennedy-** Bulk Variance to construct 14'x 38' Addition to existing dwelling.



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- **2025-12 1 RAILROAD AVE BLOCK: 164 LOT: 8/ Patrick Jeffries-** Bulk Variance to construct a new detached 2-car Garage.

Resolution for Memorialization:

- **2025-03 103-115 CREEK ROAD, BLOCK: 70 LOT:11,12,13/Four A Realty, LLC-** Minor subdivision of Lots 11,12,13 back to original dimensions and revert doctrine of merger. *(Approved 2/10/25)*
- **2025-04 35 MYRTLE AVE, BLOCK: 87 LOT: 6.01/ David Wellington-** Bulk Variance to approve previously constructed rear second-floor bedroom addition.
- **2025-05 161 CENTER AVE, BLOCK: 58 LOT: 22/ Winsolar Orca, LLC-** Bulk Variance to construct a new single-family dwelling.
- **2025-01 1 CARR AVE, BLOCK: 10 LOT: 3,4,5,6 & 7/ 1 Carr Urban Renewal, LLC-** Amendment to 2022 approvals for preliminary & final major Site Plan Approval and deviations/ variances and waivers for a 5- story mixed-use building.

BILLS:

GENERAL BOROUGH	GENERAL	\$1,064.00	K. KENNEDY
JS BEACH & BOARDWALK	LITIGATION	\$140.00	K. KENNEDY
WELLINGTON (1)	LITIGATION	\$210.00	K. KENNEDY
WELLINGTON (2)	LITIGATION	\$1,946.00	K. KENNEDY
	35 MYRTLE AVE	\$1,258.00	T&M ASSOCIATES
		\$388.00	T&M ASSOCIATES
CARR AVE REALTY	1 CARR AVE	\$952.00	K. KENNEDY
		\$388.00	T&M ASSOCIATES
URBAN RENEWAL, LCC	2 CARR AVE	\$42.00	K. KENNEDY
		\$97.00	T&M ASSOCIATES
BRUCE VUONO	12 BROOKSIDE AVE	\$70.00	K. KENNEDY
REAL OPPS KB, INC	33 CENTER AVE	\$70.00	K. KENNEDY
RMC PARTNERSHIP, LLC	7 LAUREL AVE	\$ 1,594.50	T&M ASSOCIATES
19 HIGHLAND REALTY LLC & 75 RAINEY, LLC	19/27 HIGHLAND AVE	\$2,251.00	T&M ASSOCIATES
		\$2,198.00	T&M ASSOCIATES
BEACHWAY ENTERPRISES, LLC	288 BEACHWAY	\$2,602.50	T&M ASSOCIATES
		\$ 3,468.50	T&M ASSOCIATES
QURESHI	37 CHURCH INSPECTIONS	\$614.50	T&M ASSOCIATES
		\$145.50	T&M ASSOCIATES
DICOSMO	54-58 OAK STREET	\$48.50	T&M ASSOCIATES
SUNLIGHT DEVELOPMENT	40 TWILIGHT AVE	\$764.00	T&M ASSOCIATES
CARR ENTERPRISES, LLC	19 CARR AVE INSPECTIONS	\$92.00	T&M ASSOCIATES
FOUR A. REALTY	103-115 CREEK ROAD	\$280.00	K. KENNEDY
		\$770.00	T&M ASSOCIATES
AMEEN KHOSRAVIAN	310 MAIN STREET	\$140.00	K. KENNEDY
		\$576.00	T&M ASSOCIATES
MELISSA LIBEY	6 S'ELLA DRIVE	\$112.00	K. KENNEDY
		\$194.00	T&M ASSOCIATES
ELY VELEZ	60 CENTER AVE	\$285.00	T&M ASSOCIATES
KBB 199 MAIN ST, LLC	199 MAIN STREET	\$644.00	K. KENNEDY
REAL OPPS KB33, INC	33 CENTER AVE	\$740.00	T&M ASSOCIATES
KB 5 OCEAN PARTNERS	5 OCEANVIEW AVE	\$984.00	T&M ASSOCIATES
SANDY BEACHES, LLC	29 WOODLAND AVE	\$ 477.00	T&M ASSOCIATES
		\$388.00	T&M ASSOCIATES
		\$373.00	T&M ASSOCIATES
		\$477.00	T&M ASSOCIATES
BLUE SKIES HOLDINGS, LLC	204 SHORE BLVD	\$380.00	T&M ASSOCIATES
		\$380.00	T&M ASSOCIATES
		\$699.00	T&M ASSOCIATES
NJ LEAF	INSPECTIONS	\$2,363.00	T&M ASSOCIATES
PAUL KENNEDY	88 TWILIGHT AVE	\$1,189.50	T&M ASSOCIATES



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BEACHWAY & CARR REDEVELOPMENT ACCOUNT 622	INSPECTIONS	\$2,846.50	T&M ASSOCIATES
WINSOLAR ORCA, LLC	161 CENTER AVE	\$399.50	T&M ASSOCIATES

